

STATE OF OREGON

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The State of Oregon administers federal funds from the U.S. Department of Housing and Urban Development (HUD) under a HUD-approved Consolidated Plan for Housing and Community Development. This “Residential Antidisplacement and Relocation Assistance Plan” is required for two programs covered by the State’s Consolidated Plan.

Units of general local government (cities and counties) funded by the State are required to follow the State’s plan unless they develop their own plan. A city or county that develops its own plan must adopt the plan and make it public.

PART A. STATE PROGRAMS COVERED BY PLAN

1. HOME Investment Partnerships Program (HOME)

- Statutory requirement : Section 105(b)(14) of the Cranston-Gonzalez National Affordable Housing Act (NAHA)
- Program regulations : 24 Code of Federal Regulations (CFR) Part 92.353 (Displacement, relocation and acquisition) and 24 CFR Part 42 (Displacement, Relocation Assistance, and Real Property Acquisition for HUD and HUD-Assisted Programs)
- Responsible state agency : Oregon Housing and Community Services Department, Housing Resources Section

2. Community Development Block Grant (CDBG)

- Statutory requirement : Section 104(d) of the Housing and Community Development Act of 1974
- Program regulations : 24 CFR Part 570.606(c) (Displacement, relocation and acquisition, and replacement of housing) and 24 CFR Part 42 (Displacement, Relocation Assistance, and Real Property Acquisition for HUD and HUD-Assisted Programs)
- Responsible state agency : Oregon Business Development Department

PART B: STEPS TO MINIMIZE DISPLACEMENT

The State will minimize the displacement of families and individuals from their homes and neighborhoods as a result of HOME and Community Development Block Grant activities by requiring recipients of program funds to take the following steps, consistent with other goals and objectives of programs covered by 24 CFR Part 92 and 24 CFR Part 570:

1. Seek unimproved or vacant properties for project activities to eliminate displacement of tenants.
2. Stage rehabilitation of multi-family projects to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
3. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
4. Provide counseling assistance to assist homeowners and renters to understand the range of assistance that may be available to help them stay in their neighborhood.

PART C: RELOCATION ASSISTANCE FOR DISPLACED PERSONS

State recipients shall be required to provide for relocation assistance in accordance with 24 CFR Part 42.350. The State will provide technical assistance to recipients. HOME and Community Development Block Grant funds may be used for relocation payments.

PART D: ONE-FOR-ONE REPLACEMENT OF LOWER-INCOME DWELLING UNITS

The State will ensure that recipients comply with the requirements of 24 CFR Part 42.375 for the replacement of all occupied and vacant occupiable lower-income dwelling units that are demolished or converted to another use other than as lower-income dwelling units in connection with a HOME or Community Development Block Grant assisted activity.

If funds will be used for any activity that will directly result in the demolition of lower-income dwelling units or the conversion of lower-income dwelling units to another use, the State will require the HOME or Community Development Block Grant recipient to make public and submit to the responsible State agency, in writing, the following information:

1. A description of the proposed activity;
2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to another use other than for lower-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;

4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data is not available at the time of the general submission, the submission shall identify the general location on an area map and the approximate number of dwelling units by size, and information identifying the specific dwelling units by size shall be submitted and disclosed to the public as soon as it is available;
5. The source of funding and a time schedule for the provision of replacement dwelling units;
6. The basis for concluding that the replacement housing will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the needs assessment contained in the State of Oregon Consolidated Plan. A unit of general local government funded by the State must also make public information demonstrating that the proposed replacement is consistent with the housing needs of lower-income households in the jurisdiction.

The above information shall be submitted before funds are committed by the State for HOME activities or by the unit of general local government for Community Development Block Grant activities.

Recipients shall follow their regular local practice for public notice. The State will forward information submitted by recipients to the Oregon State Office of the U.S. Department of Housing and Urban Development.